

T. A. Moulton Ranch  
3 miles south of Antelope Flats Road  
on the west side of Mormon Row Road  
Kelly Vicinity  
Teton County  
Wyoming

HABS No. WYO-26

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. WYO-26

T. A. MOULTON RANCH

Location: 3 miles south of Antelope Flats Road on the west side of Mormon Row Road, Kelly Vicinity, Teton County, Wyoming.  
Universal Transverse Mercator Coordinates: (USGS Moose Quadrangle Map) 12.527120.4833970.

Present Owner: National Park Service--Grand Teton National Park.

Present Occupant: None.

Present Use: None.

Statement of Significance: Mormon Row Road was an area originally settled by Mormon families. At one time there were fifteen homesteads, a one-room school, a Mormon church and a post office. The 160-acre T. A. Moulton ranch, representative of the many prosperous spreads on Mormon Row Road, was homesteaded in 1908. The ranch was successfully operated for over fifty years, until it was acquired by the National Park Service in 1960.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Ranch house, ca. 1912, barn, ca. 1916.
2. Architect: None.
3. Original and subsequent owners: In 1862 the United States Congress enacted the Homestead Act. This offered any citizen who was the head of a family and over 21 years of age 160 acres of surveyed public domain after 5 years of continuous residence and payment of a registration fee. More acreage was patented under the Homestead Act after 1904 than before. In 1908 T. A. Moulton received his 160-acre homestead in accord with the Homestead Act. His land was known as the South half of the Northwest quarter and the North half of the Southeast quarter of Section 29 in Township 43 North of Range 115 West of the sixth Principal Meridian Wyoming. The following references to this acreage are found in the Teton

County Clerk's Office, Teton County Courthouse, Jackson,  
Wyoming.

- 1908 Homesteaded by T. A. Moulton
- 1916 Patent No. 10837, signed June 21, 1916, filed June 14, 1917, recorded in Book of Patents 1, p. 263, U.S.A. by Woodrow Wilson to Thomas A. Moulton for no consideration
- 1959 Deed, signed October 23, 1959, filed February 20, 1960, recorded in Book 11 D, p. 205, Thomas A. Moulton et ux. to U.S.A. for \$130,000.00
4. Builder, contractor, suppliers: Thomas Perry and T. A. Moulton built the frame ranch house. The outbuildings were constructed at various times over a 40-year period by T. A. Moulton with local help.
5. Original plans, construction: There were no plans for either the ranch house or the various outbuildings, which include a barn, connected granaries, hog house, blacksmith shed, chicken house. All of these structures were constructed of coniferous logs with "tenant" notched corners. In addition, all logs were spiked to one another with large iron nails at corners.
6. Alterations and additions:
- House: A porch on the north facade was enclosed by a frame addition providing storage space and enlarging one of the bedrooms. No date has been established for the addition.
- Barn: Built ca. 1916 it was enlarged with the addition of a hayloft and a lean-to addition on the south facade (no date). A lean-to addition was added to the north facade (no date).
- Connected Granary: Two square log granaries were connected (no date) by a log wall on the south side to create a storage shed between the granaries.

B. Historical Events and Persons Connected with the Structure:

T. A. Moulton was born in 1882 at Heber City, Utah. His family moved to Victor, Idaho, in the Teton Basin, when he was about ten years old. Moulton worked on his father's ranch until he was about eighteen years old, when he went out to herd sheep. In 1907 a cousin of Moulton's was working in Jackson Hole and had filed an

application for a homestead on Mormon Row. When the filing was granted, however, he changed his mind and suggested that T. A. Moulton file for a homestead in his place. On September 19, 1907, Moulton filed for and was granted a homestead on Mormon Row. The following year Moulton fenced in his land and for several years thereafter spent his winters in Victor, Idaho, Teton Valley and his summers on his homestead "proving up" his land. In 1910 T. A. Moulton married Lucille Blanchard, and in 1912 they moved permanently to their homestead on Mormon Row. The Moultons dry farmed their land raising alfalfa-hay and small grains. After a severe dry period Moulton applied for irrigation water. It was seven years before the proposal was approved and the irrigation canal was built and ready to carry water from Savage Creek to several of the ranches on Mormon Row. T. A. Moulton was the presiding Elder of the Gro Vont Ward of the Church of Jesus Christ of Latter Day Saints from 1919 to 1951.

In 1958, prior to the sale of the Moulton Ranch to the National Park Service, the land and its improvements were appraised. The appraiser reported that, "This is without a doubt one of the finest agricultural properties in Jackson's Hole, with ample water rights for and in use on the entire area, and has been operated by owner for over 40 years as a prosperous cattle ranch and farm." Buildings listed included a house 40 years old (the modern addition); a garage (covered shed); log storage shed; log blacksmith shop; log barn (altered extensively only the interior of the present barn is of log and original); log chicken house; little granary; fly shed; machine shed; bar lots; corrals, loading chutes; gas pump; a new house - Harley Moulton in residence (this is not the structure mentioned previously); branding chutes; wind breaks and fences.

The ranches on Mormon Row (as it was known), of which the T. A. Moulton Ranch is representative, were reputed to be the most prosperous ones in the valley. Moulton eventually retired and his sons, Clark and Harley, worked the ranch until its sale in 1960. At that time the ranch had 178 head of grazing stock, 5 horses, and 10 utility stock. T. A. Moulton died in 1968.

C. Sources of Information:

1. Primary and unpublished sources:

a. Deed Books:

Teton County, Wyoming. Patent Book 1, p. 263.

Teton County, Wyoming. Water Certificate Book 1, pp. 45, 72.

Teton County, Wyoming. Deed Book 11, pp. 205, 297.

b. Interviews:

John Moulton (brother of T. A. Moulton), Jackson,  
Wyoming, August 26, 1977.

2. Secondary and published sources:

a. Books:

Taylor, David J. Jackson Hole, Wyoming: In the Shadow  
of the Tetons. Norman Oklahoma: University of  
Oklahoma Press, 1970.

b. Pamphlets, booklets, newspaper clippings:

Apple, Russel A. "Interpretive Prospectus for Post-  
Fur Trade History, Grand Teton National Park  
(Historic Structures)...," February, 1963 (report)

Jackson Hole News. "How They Built Cabin Corners,"  
August 13, 1970, p. 19.

May, Melba. "T. A. Moulton," Jackson Hole Guide,  
August 25, 1966.

Sultz, Philip W. "From Sagebrush Hay and Back Again."  
The American West, vol. 1, no. 1, 1964, pp. 21-30.

\_\_\_\_\_. "Architectural Values of Early Frontier Log  
Structures," pp. 31-40 in Fife, Austin & Glassie,  
Henry, eds. Forms Upon the Frontier: Folklife  
and Folk Arts in the United States (Monograph)  
Logan, Utah: Utah State University Press, 1969.

Teton Magazine. col. 9, 1976. Cover photo in color is  
of the T. A. Moulton ranch barn.

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August, 1977

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December, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

House 2A

1. Architectural character: The original log cabin has been enlarged and expanded by the addition of a framed ranch house of the 1920-1930 period. The addition of this "modern" house left only three of the original log walls.
2. Condition of the fabric: Interior is in poor condition, shows evidence of water damage and vandalism. The exterior is in good condition with the exception of a broken window.

Barn 2B

1. Architectural character: A simple log barn with a steep gable and lean-to additions to either side.
2. Condition of the fabric: Good throughout with the exception of floor in hayloft which has considerable dry rot.

Connected Granary 2C

1. Architectural character: Two separate granaries have been attached to form this unusual connected granary.
2. Condition of the fabric: The roof is missing some sheathing boards. The walls are intact for the most part, and one corner has been pulled out of square.

Blacksmith Shed 2D

1. Architectural character: This is a simple log structure.
2. Condition of the fabric: The logs around the window have been knocked out, and this has caused significant damage to the structure.

Chicken House 2E

1. Architectural character: This simple log structure is a typical form of chicken coop in the Mormon Row area.
2. Condition of fabric: The southeast corner has been pulled out and some logs are missing.

Hog House 24

1. Architectural character: This is a simple log structure.
2. Condition of the fabric: Poor condition. The building has fallen down.

B. Detailed Description of Exterior:

House

1. Over-all dimensions: 35'-5" (4 bays) x 34'-0" (2 bays), 1 1/2 stories, rectangular with bay and porch protruding.
2. Foundations: Concrete and stone foundations, wooden support piers used at intermediate points.
3. Wall construction, finish and color: The original log structure, a simple system of stacked logs, is tenant notched and spiked together at the corners; one original log wall is exposed on the west elevation. The modern part of the ranch house is frame with wooden shiplapped siding and painted white.
4. Structural system, framing: Log and frame bearing walls.
5. Porches: Open wooden porch on east elevation gives access to front entry.
6. Chimneys: Two masonry chimneys, one capped by sheet metal extension.
7. Openings:
  - a. Doorways and doors: There are doorways on the east and north sides of the building. Openings are framed with dimensioned lumber. Wooden doors are paneled and the two upper panels are windows.
  - b. Windows: There are windows on all exposures of the building. All have wooden frames and are both double hung (vertical and horizontal sliding) and fixed sash.
8. Roof:
  - a. Shape, covering: The roof is framed with an offset gable and an attached shed roof. The roof is covered by hand split shake shingles.

- b. Cornice eaves: Eaves are projected with exposed rafters.

#### Barn

1. Over-all dimensions: 52'-4" (4 bays) x 29'-10" (1 bay), central portion has two stories, flanked by one story lean-to additions, rectangular.
2. Foundations: Loose stone on grade.
3. Wall construction: Log bearing walls, with wood and mortar chinking, and tenant notching at the corners; left unfinished to weather. The second story as well as the east wall on the central bay are frame construction with board and batten siding.
4. Structural system, framing: Log bearing-wall system, except for that portion which is frame.
5. Openings:
  - a. Doorways and doors: Simple wooden frame openings using rough-cut timber. Doors are composed of vertical boards tied together with two horizontal boards; they are hung by metal strap hinges. Latches are wooden.
  - b. Windows: Simple wooden frame openings using rough-cut timber with glass or screen for protection.
6. Roof:
  - a. Shape, covering: Steep gable roof with sheds on both sides. The roofs are framed with log purlins and horizontal board decking. The roof of the south bay is covered by hand-split cedar shake shingles.
  - b. Cornice, eaves: Eaves are projected with exposed rafters.
  - c. Dormers, cupolas, towers: The ridge beam extends out about 2'-6" on the east elevation and is supported by two diagonal members. This was used to hoist hay to the second-story loft.

#### Connected Granary

1. Over-all dimensions: 53'-9" (2 bays) x 15'-6" (1 bay), one story rectangular plan.



3. Wall construction, finish and color: Log construction with "tenant" notching at corners and spiked to each other with a large iron nail. Cracks between logs are sealed with wood and mortar chinking. The logs have been left unfinished and are their natural color.
4. Structural system, framing: Log bearing walls with "tenant" notched ends which form inter-locking corners.
5. Openings:
  - a. Doorways and doors: Hewn logs were used for the lintels, and rough-cut lumber shaped the door jambs and sills. Doors are rough-cut board and batten. The doors have metal strap hinges and crude wooden latches.
6. Roof:
  - a. Shape, covering: Steep pitch gable roof of rough-cut lumber purlins covered by board and batten roofing.
  - b. Cornice, eaves: Eaves are projected with exposed rafters.

Blacksmith Shed

1. Over-all dimensions: 17'-9" (1 bay) x 15'-6" one story, rectangular.
2. Foundations: Stones on grade with base logs laid directly on the stones.
3. Wall construction, finish and color: Log construction with "tenant" notched corners. Wood and mortar chinking between the logs. Natural finish and color.
4. Structural system, framing: Log bearing walls with wooden framing in the gable ends.
5. Chimneys: Hole in roof surrounded by sheet metal. Apparently there was a round stack at one time to exhaust smoke.
6. Openings:
  - a. Doorways and doors: Hewn logs used for the lintels and sills and rough cut lumber for the door jamb. The doors are composed of vertical cut lumber tied together with two horizontal members; they are hung by metal strap hinges.

- b. Windows and shutters: Window surround is constructed of rough-cut lumber. The opening is screened in.

7. Roof:

- a. Shape and covering: Moderate pitch gable roof with board and batten covering.
- b. Cornice, eaves: Eaves are projected with exposed rafters.

Chicken House

1. Over-all dimensions: 22' x 16' (1 bay) one story, rectangular.
2. Foundations: Stones on grade with base logs laid directly on the stones.
3. Wall construction, finish and color: Log bearing wall construction, "tenant"-notched at the corners; logs spiked to each other at the corners with a large iron nail. Cracks between logs are sealed with wood and mortar chinking. The logs have been left unfinished and are their natural color.
4. Structural system, framing: Log bearing walls with "tenant"-notched corners which are spiked to each other by a large iron nail.
5. Chimneys: There are two chimneys along the ridge line of the roof. Both are sheet metal, although one is sheathed in wood.
6. Openings:
  - a. Doorways and doors: The doorway is framed by rough-cut lumber. The door, constructed of rough-sawn lumber which runs vertically and horizontally, is hung on metal strap hinges; the latches are missing. A large rectangular opening is cut in the door.
  - b. Windows and shutters: Window surround is constructed of rough-cut lumber; screens cover the opening.
7. Roof:
  - a. Shape and covering: Low pitch gable roof; one leg of the gable is substantially longer than the other. The roof is framed with log rafters. Rough-cut sheathing is used as a covering with cedar shakes.

- b. Cornice, eaves: Eaves are projected with exposed rafters.

Hog House

1. Over-all dimensions: 16' x 12' (1 bay) one story, rectangular.
2. Foundations: Stones on grade with base logs laid directly on the stones.
3. Wall construction, finish and color: Log construction, "tenant"-notched at corners and spiked to each other by a large iron nail. Cracks between logs are sealed with wood and mortar chinking. Logs have been left unfinished and are their natural color.
4. Structural system, framing: Log bearing walls with "tenant"-notched corners which are spiked to each other by a large iron nail. Gable ends are framed and shingled.
5. Openings:
  - a. Doorways and doors: Although there are openings cut on the east and north walls, neither of the openings are framed or contain doors or windows.
6. Roof:
  - a. Shape, covering: Moderate pitch gable roof, covered by cedar shakes.

C. Description of Interior:

House

1. Floor plans:
  - a. Basement: Partial basement with interior access.
  - b. First floor: The first floor has been remodeled. The present plan includes a kitchen storage room, one bathroom, a living room and three bedrooms.
  - c. Attic: The attic is closed off and accessible through a hatch door in the central portion of the house.
2. Stairways: An open stair with exposed stringers descends from the kitchen to the partial basement beneath the central part of the house.

3. Flooring: Wooden strip floor over rough-cut lumber decking. The floor is covered in most places with linoleum.
4. Wall and ceiling finish: Lath and plaster with wallpaper covering. Gypsum wallboard is used on new partitions.
5. Doorways and doors: Finished grade lumber frames the doorways. Most of the interior doors are missing. The basement door is wooden paneled.
6. Special decorative features, trim, cabinet work: Doors and windows are trimmed in simple wooden stock and sealed with a varnish finish. The only remaining cabinets are built in over the stairway.
7. Hardware: None.
8. Mechanical equipment:
  - a. Heating: None.
  - b. Lighting: Removed.

#### Barn

1. Floor plans:
  - a. First floor: Divided into three bays, north, central, and south. The north bay is 17'-0" x 29'-10". Essentially bare, there are remains of a feed trough. This bay was apparently used by cattle. The central bay is 17'-10" x 29'-10" and originally was used for horses. There are two wooden benches built into the east and south walls, and a grain bin built on the south wall. A 1' x 1' gutter runs east and west the width of the barn. The south bay, 17'-6" x 29'-10", has three horse stalls built against the interior wall. A large trough for hay is attached to the interior wall.
  - b. Second floor: There is a hayloft over the central bay, accessible through a large door located above the hay trough in the south bay. In the central bay a crude wooden ladder on the north wall leads to the hayloft via a hatch in the northeast corner.
2. Stairways: In the central bay there is a wooden ladder which leads to the hayloft.

3. Flooring: Log flooring is used in all bays; wooden plank-  
ing is used in parts of the central and northern bays and  
for the floor of the hayloft.
4. Wall and ceiling finish: The logs and rough-cut lumber  
framing have been left exposed. Wooden chinking is used  
on some of the outside walls.
5. Doorways and doors: Horizontal openings with wooden flap  
doors used between bays.
6. Hardware: Crude surface strap hinges.

#### Connected Granary

1. Floor plan: This one-story building has three distinct bays.
  - a. East bay: A granary room 18'-6" x 14'-3" is entered  
through a low wide door on the north wall. A large hori-  
zontal opening has been cut into the central (west) wall,  
probably for feeding. Gable opening in central (west)  
wall.
  - b. Central bay: A three-sided storage room, open on the north;  
log wall with a large horizontal opening on the south wall.
  - c. West bay: A granary room 14'-6" x 14'-3" with a large  
opening on the north and west walls. A large opening on  
the south wall has been boarded up.
2. Flooring:
  - a. East and west bay: Plank flooring set on logs.
  - b. Central bay: Dirt floor.
3. Wall and ceiling finish: Walls and ceilings left untreated;  
natural finish.
4. Doorways and doors: Rough openings cut between bays. The  
opening in the gable of the east bay has been framed in with  
rough-cut lumber.

#### Blacksmith Shed

1. Floor plan: This is a simple rectangular one-room structure  
with a door on the east side, window on the west side, and  
a large hole where the window and adjacent logs were on the

south side. There is a heavy table 3' square in the north-west corner. There is a trap door in the roof above the table.

2. Flooring: The wooden plank floor is built over log supports. There is a dirt floor in the smithing area.
3. Notable hardware: Table is built of 4" x 4"s with a 3" bed of mortar over the top surface.

#### Chicken House

1. Floor plan: This is a rectangular one-room structure with chicken coops built into the north wall. There is also a large feeder on the east wall. The chimneys are located along the ridge line on the west side. It is probable that the heater and incubators were located underneath the chimney locations.
2. Flooring: The wooden plank flooring is set on logs which rest directly on the ground or on stones.
3. Wall and ceiling finish: The walls and ceilings are natural and without finishes. Chicken wiring isolates the area above the rafter ties, presumably to prevent chickens from roosting there.
4. Special decorative features, trim, and cabinet work: Coops are built of rough sawn lumber and logs are used as perches. The feeder is also built of rough sawn lumber and there is evidence that it had a hinged door on top at one time.
5. Mechanical equipment: The chimneys are the only vestigial remains of the heating equipment which once existed.

#### Hog House

1. Floor plan: This is a simple, rectangular, one-room structure, with openings on the north and east walls.
2. Flooring: Dirt floor.

#### D. Site:

##### House

1. General setting and orientation: The house faces east on Mormon Row. It was apparently not designed to take advantage of the view of the Tetons to the northeast.

2. Outbuildings: In addition to the house there are several other buildings and structures associated with the Ranch. These include a barn, a connected granary, blacksmith shed, garage and well platform, loading ramp, chicken house, cattle wash, storage shed, and various wooden flood gates and bridges for irrigation.

#### Barn

1. General setting and orientation: The barn is on an east-west axis with main entrances on the east and west facades.
2. Outbuilding: In addition to the barn there are several other buildings and structures. These include a house, a connected granary, blacksmith shed, garage and well platform, loading ramp, chicken house, hog house, cattle wash, storage shed and various wooden flood gates and bridges for irrigation.

#### Connected Granary

1. General setting: The connected granary structure is on an east-west axis with major exposure on the north and south facades.
2. Outbuildings: In addition to the connected granary there are a number of other buildings and structures associated with the Ranch. These include a ranch house, barn, blacksmith shed, garage and well platform, loading ramp, chicken house, hog house, cattle wash, storage shed, and various wooden flood gates and bridges for irrigation.

#### Blacksmith Shed

1. General setting: The blacksmith shed is on a north-south axis with an entry on the east facade and a window on the west facade.
2. Outbuildings: In addition to the blacksmith shed there are several other buildings and structures associated with the Ranch. These include a ranch house, barn, connected granary, garage and well platform, loading ramp, chicken house, hog house, cattle wash, storage shed, and various wooden flood gates and bridges for irrigation.

#### Chicken House

1. General setting: The chicken house is on an east-west axis with an entrance on the east and windows on the south.

2. Outbuildings: In addition to the chicken house there are several other buildings and structures associated with the Ranch. These include a ranch house, barn, blacksmith shed, connected granary, garage and well platform, loading ramp, hog house, cattle wash, storage shed, and various wooden flood gates and bridges for irrigation.

#### Hog House

1. General setting: The hog house is roughly on a north-south axis with an entrance on the north wall.
2. Outbuildings: In addition to the hog house there are several other buildings and structures associated with the Ranch. These include a ranch house, barn, blacksmith shed, connected granary, garage and well platform, loading ramp, chicken house, cattle wash, storage shed, and various wooden flood gates and bridges for irrigation.

Prepared by John N. DeHaas, Jr.  
Architect  
National Park Service  
December, 1967

and Burtch W. Beall, Jr.  
Architect  
National Park Service  
September, 1977

#### PART III. PROJECT INFORMATION

These documents were prepared under contract with Burtch W. Beall, Jr., Architect, Salt Lake City, Utah, for Grand Teton National Park and the Rocky Mountain Regional Office under the direction of Historical Architect, Rodd L. Wheaton. Drawings were done by Bruce Mac Knight; historical information was written by Dr. Peter K. Goss, University of Utah, and photographic documentation was provided by Lorin Wiggins of Salt Lake City, Utah, and John N. DeHaas, Jr., and Al Huntsman. It expanded upon material on the same subject submitted by John N. DeHaas, Jr., Architect and A. Lewis Kone, supervisory Architect, in December 1967. These reports were consolidated and edited by Candace Reed in 1978. These buildings are threatened by possible demolition.